

TRUSTEE SALE OF VALUABLE RESIDENTIAL REAL ESTATE AT PUBLIC

AUCTION!!!

 ON SITE RAIN OR SHINE 

4405 Sandpiper Dr., Rehoboth, DE
“Captiva Sands at Eagles Landing”

SAT., MAR. 3rd 12:00 NOON



**“Public Auction by Order of the Court
of Chancery of the State of Delaware”
“Re: Blackburn v. Hooks,
C.A. No.: 2017-0565-PWG”**

Location: (4405 Sandpiper Dr., Rehoboth Beach, DE).
Signs will be posted.

Sussex County Tax District Map Parcel No.: 3-34-19.00-163.12, Unit 4105 : This improved parcel is identified as Unit No. 4105 in Captiva Sands at Eagles Landing as further described in a deed to the property recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 2892, Page 103.

TERMS: A 10% deposit is required on day of the sale, with the balance due in 30 days. Home is being sold “As Is”, “Where Is”. However, Seller(s) guarantee good unencumbered marketable title at closing. Purchaser to pay a 3% Buyer’s Premium at closing. Transfer tax to split equally between Buyer & Seller at 2% each.

Notice to Creditors: Pursuant to the Order for Appointment of Trustee and Partition Sale of Real Property, entered in the Court of Chancery on November 21, 2017, in C.A. No.: 2017-0565-PWG, the Trustee shall make a Return of Sale on or before 30 days following the date of Sale. Any person or entity that may have an objection to the sale and/or any person or entity having a claim against either the real property, the Petitioner, William C. Blackburn, or the Respondent, Andria Hooks, must present their claim to the Trustee or file the same with the Court of Chancery of the State of Delaware, Sussex County, on or before 14 days following the Trustee’s Return of Sale, or such claim will be deemed to have been abandoned.

Court Appointed Trustee:
Blake W. Carey, Esquire
323D Rehoboth Avenue
Rehoboth Beach, DE 19971
Phone: 302-875-5595

Auctioneer:
Emmert Auction Associates
P.O. Box 650
Rehoboth Beach, DE 19971
Phone: 302-227-1433

- ★ 3 Bedrooms 2½ Baths
- ★ 3 Community Pools
- ★ Community Center
- ★ Screen Porch & Deck
- ★ Walk-In Closets
- ★ Bike to the Beach & Boardwalk Rehoboth & Shopping
- ★ New Tennis Courts
- ★ Low DE Taxes
- ★ 2nd Floor Deck w/Retractable Awning
- ★ Close to Downtown

DIRECTIONS: Traveling south on Rt. 1, past Big Fish Grill, turn right onto Bay Vista Rd. & make the second right onto Talon Dr. Community is first on the left, unit is in the second building on the right, across from the community pool. Look for Auction Signs!!

CALL Butch or Will For More Details/Private Showing

EMMERT AUCTION ASSOCIATES

“We Bring Buyer & Seller Together”

(302) 227-1433 Day • (302) 227-3946 Fax • (302) 542-5026
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★ **Don't Miss This Sale to buy Real Estate at AUCTION** ★

OPEN HOUSE

- ★ Sat. Feb. 17th ★
- ★ 1 - 3 pm ★
- ★ 1 Hour Prior on Day of Sale ★

SALE TO BE HELD WITHOUT RESERVE!! But, Subject to Court of Chancery Approval